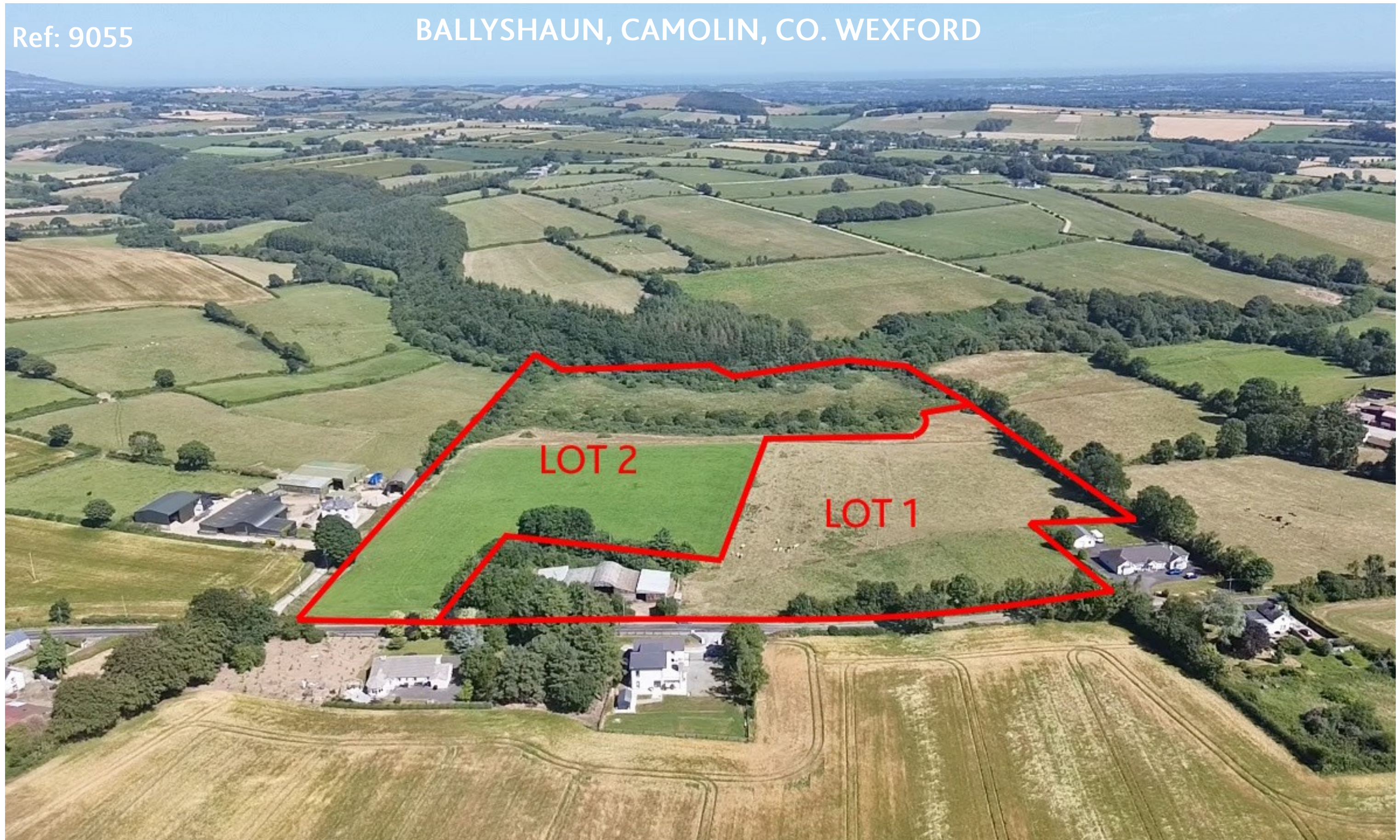


Ref: 9055

BALLYSHAUN, CAMOLIN, CO. WEXFORD



QUINN PROPERTY

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EXCEPTIONAL C. 22.9 ACRE ROADSIDE HOLDING WITH OUTBUILDINGS FOR SALE BY ONLINE AUCTION ON 11TH SEPTEMBER AT 12 NOON (IN ONE OR MORE LOTS)

LOCATION:

This excellent c. 22.9 acre holding is set in an idyllic countryside location in the sunny south east, whilst also near the foothills of the Wicklow Mountains. It is only 45 minutes from the M50 at Bray, 1 hour 20 minutes to Dublin airport, 20 minutes to the coast and Ballymoney Golf Club.

The local village of Camolin is 4km, with a good range of services to include primary school, artisan food and coffee shops, pubs, GAA Club, crèche and the renowned Cois na hAbhann, Restaurant, Shop and Garden Centre, it is 4.5km from Craanford with similar facilities and 11km from Gorey with an extensive array of boutique shopping, amenities and excellent daily Commuter services with Bus Eireann, Wexford Bus and the local train station.

The land is currently in grass, laid out in 3 divisions with C. 16 acres of excellent quality land and C. 7 acres in need of improvement works. Both lots have good frontage onto a public road, giving opportunity for development subject to the relevant permission being granted. 3 span hay shed with 4 lean to's three of which have concrete floors. There is a natural water course running along the eastern boundary.

The holding will be offered in the following lots:

Lot 1: C. 8.21 Acres with outbuildings

Lot 2: C. 14.68 Acres

Lot 3: The Entire

Directions: From Camolin; turn left onto Limerick Road Lower across from Londis, and continue onto L1021 for approximately 4.2km and the property will be on the right marked with a QUINN Property signboard.

Legal: Kevin O'Doherty, O'Doherty Warren Solicitors, Charlotte Row, Gorey, Co. Wexford. Tel: 053 942 1587

The above particulars are issued by QUINN PROPERTY on the understanding that any negotiations whatsoever concerning the property are conducted through QUINN PROPERTY. Every care has been taken in the preparation of these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.

